



**CITY OF SUNNYVALE  
REPORT  
Administrative Hearing**

**October 26, 2005**

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**SUBJECT:**           **2005-0921** – Application for a 6,500 square-foot site located at **369 Carroll Street** (near E Iowa Ave) in a DSP-8B (Downtown Specific Plan/Block 8B) Zoning District.

Motion               Special Development Permit to allow a 2,925 square foot addition resulting in an FAR of 44.96%.

**REPORT IN BRIEF**

**Existing Site Conditions**           One-story single family home

**Surrounding Land Uses**

North               Single-family Residential

South              Single-family Residential

East               Single-family Residential

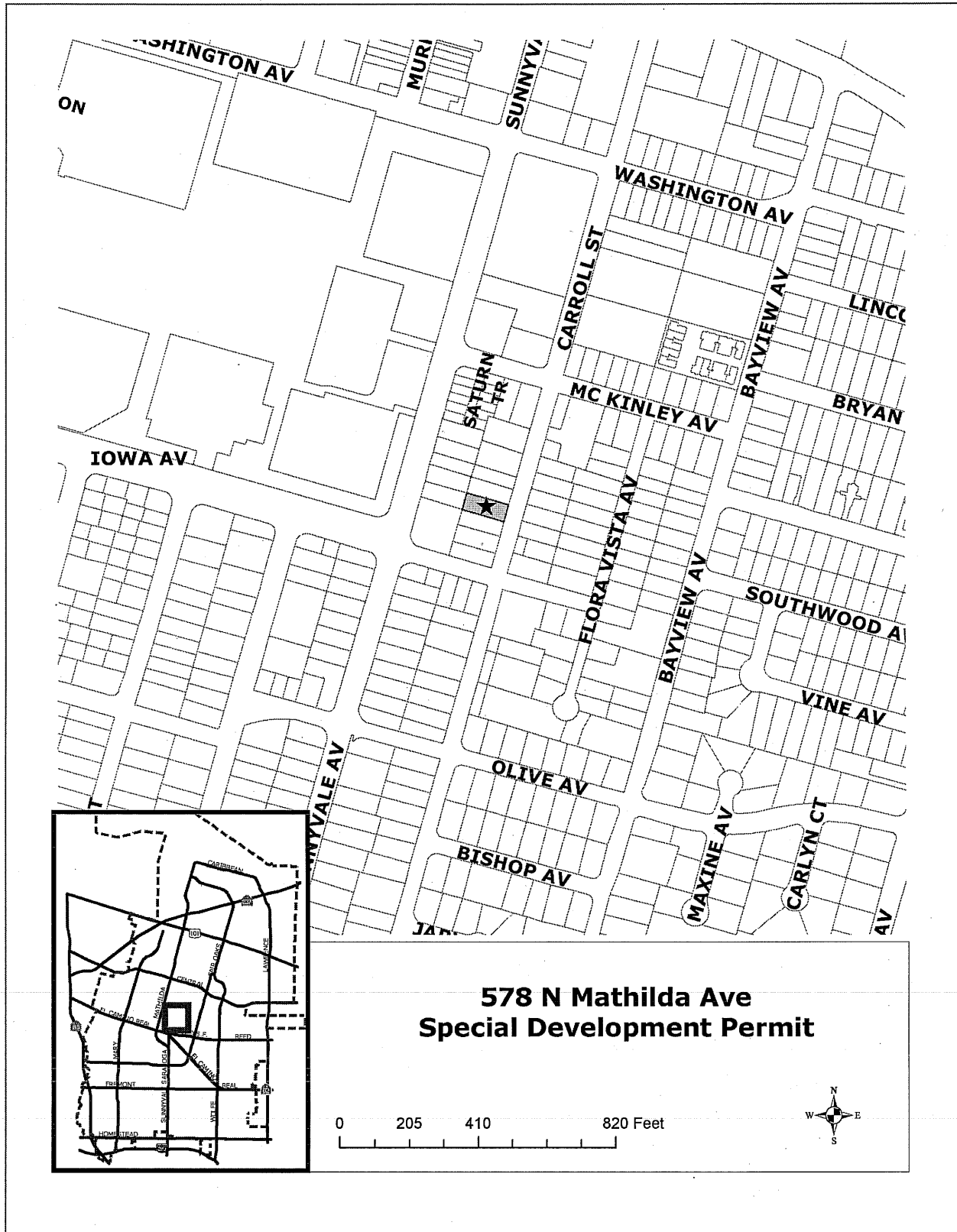
West               Single-family Residential

**Issues**               Neighborhood compatibility with density

**Environmental Status**           A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

**Staff Recommendation**           Approve with Conditions

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**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED*</b>
<b>General Plan</b>	Downtown Specific Plan (DSP)	Same	Downtown Specific Plan (DSP)
<b>Zoning District</b>	DSP Block 8b	Same	DSP, Block 8b
<b>Lot Size (s.f.)</b>	6,500	Same	6,000 min.
<b>Gross Floor Area (s.f.)</b>	1 <sup>st</sup> -story: 759 2 <sup>nd</sup> -story: 0 Garage: 422 <b>Total: 1,181</b>	1 <sup>st</sup> -story: 1,607 2 <sup>nd</sup> -story: 992 Garage: 324 <b>Total: 2,923</b>	2,925 max. without PC review
<b>Lot Coverage (%)</b>	18%	30%	40% max.
<b>Floor Area Ratio (FAR)</b>	18%	44.9%	45% max. without PC review
<b>Building Height (ft.)</b>	20	27	30 max.
<b>No. of Stories</b>	1	2	2 max.
<b>Setbacks (Facing Property)</b>			
<b>Front (ft.)</b>	1 <sup>st</sup> -story: 15	1 <sup>st</sup> -story: 20 2 <sup>nd</sup> -story: 25	1 <sup>st</sup> -story: 20 min. 2 <sup>nd</sup> -story: 25 min.
<b>Left Side (ft.)</b>	1 <sup>st</sup> -story: 12	1 <sup>st</sup> -story: 16 (20 total) 2 <sup>nd</sup> -story: 16 (23 total)	1 <sup>st</sup> -story: 4 side min. 12 total min. 2 <sup>nd</sup> -story: 7 side min. 18 total min.
<b>Right Side (ft.)</b>	1 <sup>st</sup> -story: 4	1 <sup>st</sup> -story: 4 (20 total) 2 <sup>nd</sup> -story: 7 (23 total)	1 <sup>st</sup> -story: 4 side min. 12 total min. 2 <sup>nd</sup> -story: 7 side min. 18 total min.
<b>Rear (ft.)</b>	35	15	10 min.
<b>Parking</b>			
<b>Total Spaces</b>	2	3	2 min.
<b>Covered Spaces</b>	1	1	1 min.



Starred items indicate deviations from the Municipal Code requirements.

## **ANALYSIS**

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### **Description of Proposed Project**

The applicant is proposing to replace an existing one-story single family home with a two-story home and remove and reconstruct an existing one-car garage. The applicant proposes a 1,607 square foot first floor, a 992 square foot second floor, and a 324 square foot garage for a total floor area of 2,923 square feet and an FAR of 44.9%

The Administrative Hearing Officer is reviewing this application for construction of a residence as a Special Development Permit (SDP) is required for all residential applications in the Downtown Specific Plan Block 8b (DSP-8b) area. Had it been located in a standard residential zoning district, this project would be considered a Design Review and could have been reviewed at staff level. For residential projects in the DSP, the City Municipal Code indicates that *single-family dwellings must comply with lot coverage, setback, floor area ratio and other applicable development standards for the R-0 District* (SMC 19.28.060.c)

### **Background**

There was one record of a previous Planning related action on this site in 1986 for demolition of the existing house and garage, and for the construction of a house with an attached accessory dwelling unit. No Building Permit was issued and the Planning permit expired.

### **Environmental Review**

A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 3 Categorical Exemptions include new construction or conversion of small structures.

### **Special Development Permit**

**Detailed Description of Use:** The project consists of construction of a two-story home with five bedrooms and a detached garage.

The Downtown Specific Plan (DSP) earmarks Block 8b as Low Density Residential, and the DSP calls for single family homes in this zoning district to "comply with lot coverage, setback, floor area ratio and other applicable development standards for the R-0 District" (SMC 19.28.060.c).

**Site Layout:** The site currently consists of a one-story home with one detached garage along the south property line with a zero setback. The proposed two-story and garage are within setback requirements.

**Architecture:** The existing residence is a one-story bungalow style home. The existing parking provides one covered and one uncovered space. The proposed design would result in a more contemporary look. The architect plans on reducing the height of the dwelling unit by about a foot by decreasing the pitch of the second story roof to match the pitch on the first story area.

While the proposed residence is larger than some of the surrounding homes in terms of square footage It is not setting a precedence for larger homes in this area as there are several other single family homes and multi family homes in the vicinity which are 2,000 to 3,000 square feet. Staff believes that the proposed addition is compatible with the general mass and scale of the surrounding neighborhood. Further, this neighborhood is located in a transition area between the high-density downtown and the low density neighborhood just east of the site.

The proposed one-car garage would be built in the rear of the site. The paved area in front of the garage would allow for two uncovered parking spaces in the rear of the lot.

The trees located along the rear of the property line may be protected during construction such that no trees are removed as part of construction of this project.

The following Guidelines were considered in the project's design and architecture with regard to the policies and principles of the Single Family Home Design Techniques.

Basic Design Principles	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The home is in line with the prevailing home orientations and entry patterns along Carroll.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood</i>	The proposed addition would result in some additional bulk; however, it is not out of character for this transitioning neighborhood and for the zoning district.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	While adding additional floor area, the design of the house is in keeping with the neighborhood.

Basic Design Principles	Comments
2.2.4 <i>Minimize the visual impacts of parking</i>	The parking is located in the rear of the site and will not be easily visible from the street.
2.2.5 <i>Respect the predominant materials and character of front yard landscaping</i>	The proposed design results in a minimal impact on the front yard landscaping.
2.2.6 <i>Use high quality materials and craftsmanship</i>	The applicant has proposed quality materials for construction.
2.2.7 <i>Preserve mature landscaping</i>	No trees are planned to be removed as part of this project.

**Parking/Circulation:** The site provides for one covered and two uncovered parking spaces. In the Downtown Specific Plan (DSP) Block 8b, only one covered and one uncovered parking space is required for a single family home. The proposed design exceeds requirements.

**Compliance with Development Standards/Guidelines:** The proposed project meets all development standards.

**Expected Impact on the Surroundings:** The proposed design will have a minor aesthetic impact the neighboring properties due to the increase in bulk and scale. It may also have a minor impact on the privacy of the neighboring properties despite the second story meeting the additional setback requirements for the second story level. However, this impact is deemed to be minimal as one neighbor has an existing two-story home and the other neighbor is planning to construct a two-story home.

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### **Fiscal Impact**

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No fiscal impacts other than normal fees and taxes are expected.

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### **Public Contact**

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No letters were received from members of the public regarding the proposed development.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"><li>Published in the <i>Sun</i> newspaper</li><li>Posted on the site</li><li>17 notices mailed to property owners and residents adjacent to the project site</li></ul>	<ul style="list-style-type: none"><li>Posted on the City of Sunnyvale's Website</li><li>Provided at the Reference Section of the City of Sunnyvale's Public Library</li></ul>	<ul style="list-style-type: none"><li>Posted on the City's official notice bulletin board</li><li>City of Sunnyvale's Website</li><li>Recorded for SunDial</li></ul>

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**Conclusion**

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**Findings and General Plan Goals:** Staff was able to make the required Findings based on the justifications for the Special Development Permit. Findings and General Plan Goals are located in Attachment A.

**Conditions of Approval:** Conditions of Approval are located in Attachment B.

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**Alternatives**

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1. Approve the Special Development Permit with attached conditions.
2. Approve the Special Development Permit with modified conditions.
3. Deny the Special Development Permit.

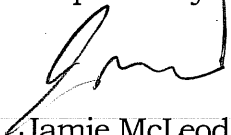
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**Recommendation**

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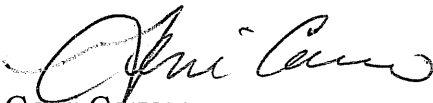
Alternative 1.

Prepared by:



Jamie McLeod  
Project Planner

Reviewed by:



Gerri Caruso  
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans



**Recommended Findings - Special Development Permit**

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**Land Use an Transporation Elelment.**

Action Statement. C 2.3.2. *Promote and preserve single-family detached housing where appropriate and in existing single-family neighborhoods.*

1. The proposed use attain the objectives and purposes of the General Plan of the City of Sunnyvale because the project allows the property owner to expand the use of their property and maintain a single-family home, while not having a negative impact on the surrounding properties.
2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties as the project adds to the quality of the housing stock in the neighborhood.

**Recommended Conditions of Approval - Special Development Permit**

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review and approval of the Director of Community Development.

**1. GENERAL CONDITIONS**

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- B. The Conditions of Approval shall be reproduced on the cover page of the plans submitted for a Building permit for this project.
- C. The Special Development Permit for the use shall expire if the use is discontinued for a period of one year or more.
- D. The Special Development Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is reviewed and approved prior to expiration date.
- E. To address storm water runoff pollution prevention issues, downspouts shall be routed to landscaped areas.

**2. COMPLY WITH OR OBTAIN OTHER PERMITS**

- A. Obtain necessary Development Permit from the Department of Public Works for all proposed off-site improvements.
- B. Obtain approval from the Fire Division of Public Safety Department for installation of a fully automatic fire sprinkler system and approved smoke detectors prior to issuance of a Building Permit.

**3. DESIGN/EXTERIOR COLORS AND MATERIALS**

- A. Final exterior building materials and color scheme are subject to review and approval of the Director of Community Development prior to issuance of a building permit.
- B. Roof material shall be 50-year dimensional composition shingle, or as approved by the Director of Community Development.
- C. Install a side yard fence to replace the gap made by removing the existing garage.

- D. The maximum height of the building shall be 27 feet, as measured from the top of the nearest curb.
- E. The roof pitch shall be a maximum of 5:12.
- F. The size of the dormer shall be reduced to maintain the proportion caused by the reduced roofline.

**4. TREE PRESERVATION**

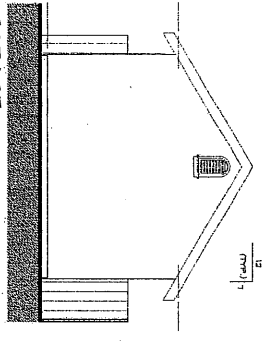
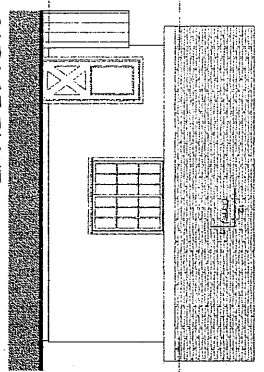
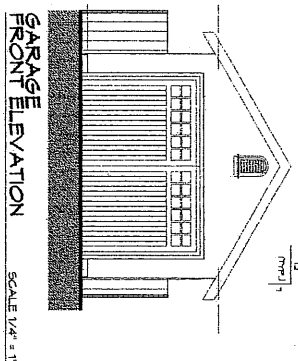
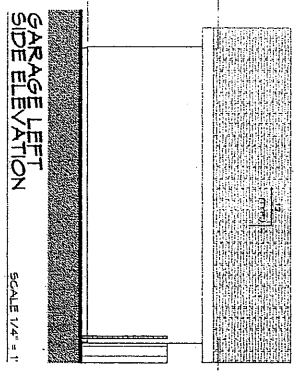
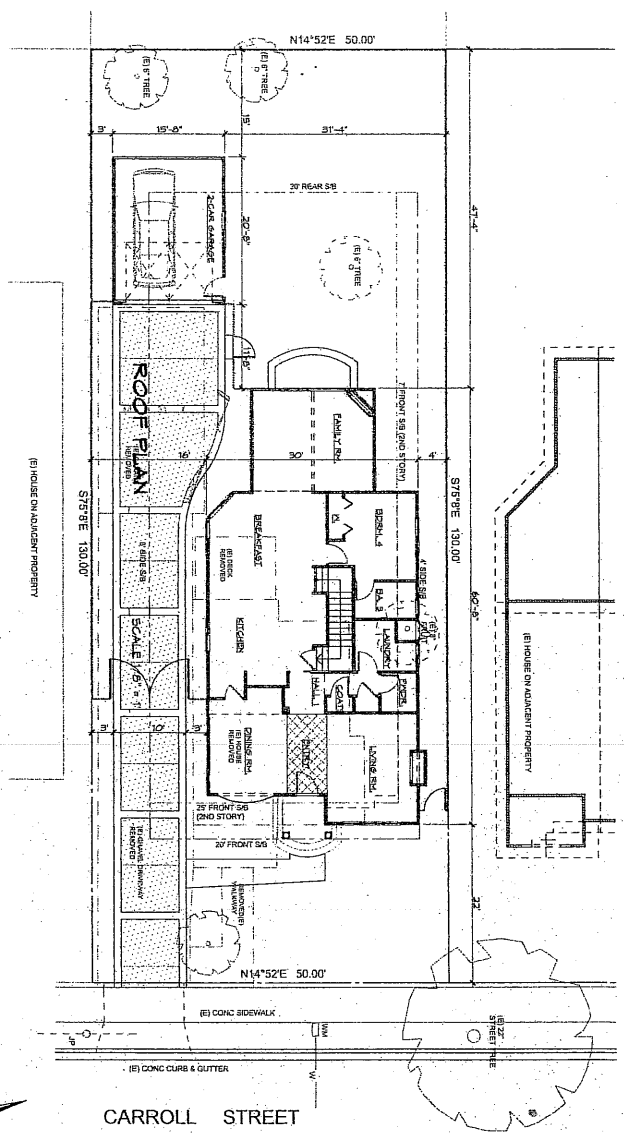
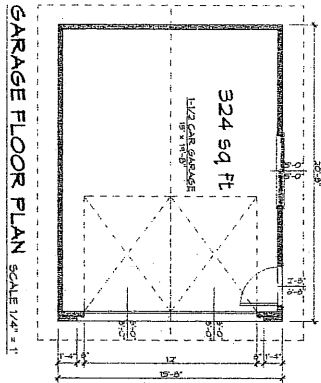
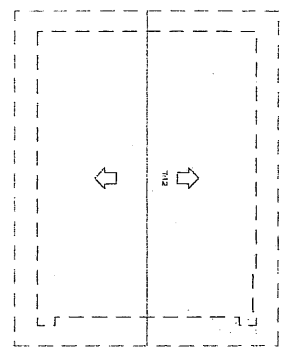
- A. The tree protection plan for all protected trees (38" in circumference) shall be installed prior to issuance of any Building Permits, subject to the on-site inspection and approval by the City Arborist.
- B. Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for approval.
- C. The tree protection plan shall remain in place for the duration of construction.
- D. The tree protection plan shall include measures noted in Sunnyvale Municipal Code Section 19.94.120 and at a minimum, provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- E. Overlay Civil plans including utility lines to ensure that the tree root system is not damaged. If necessary, design foundation for accessory structure to minimize root damage.

**5. FEES**

- A. Pay School Impact fee prior to issuance of a Building Permit.

**6. UNDERGROUND UTILITIES**

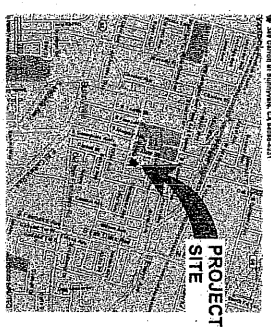
- A. All proposed utilities shall be undergrounded.



**PROJECT DATA**

OWNER: LULU TENG  
 ADDRESS: 369 CARROLL STREET  
 ASSESSOR'S PARCEL NO.: 209-28-019  
 RECORDED MAP BOOK: " " PAGE: 35 BLOCK: " " LOT: 18  
 CITY OF: SUNNYVALE, CA 94088 COUNTY OF: SANTA CLARA  
 USE ZONE: OSB - Single Detached  
 LOT AREA: 6,520 sq.ft. (148 Acres)  
 BUILDING AREA: 689 sq.ft.  
 TOTAL FLOOR AREA: 689 sq.ft.  
 TOTAL FLOOR AREA ALL OWNED: 6,800 sq.ft. x 45.0 % = 2,352 sq.ft.  
 LOT COVERAGE: (1,589 + 324 + 39) / 6,520 sq.ft. = 25.7%

**VICINITY MAP**



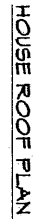
**369 CARROLL STREET**  
 A New Single Family Residence in  
 Sunnyvale, California 94088

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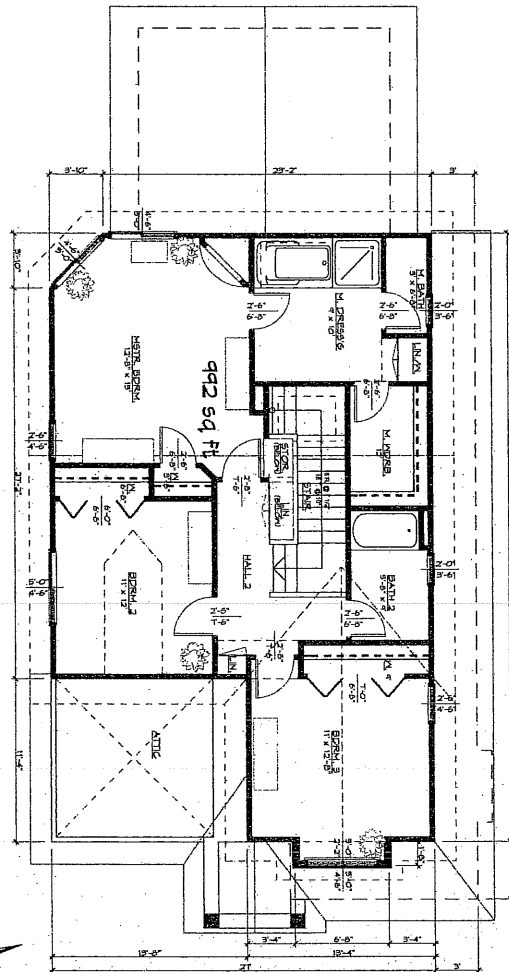
**Greg W. Benton, Architect**  
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REVISIONS	BY

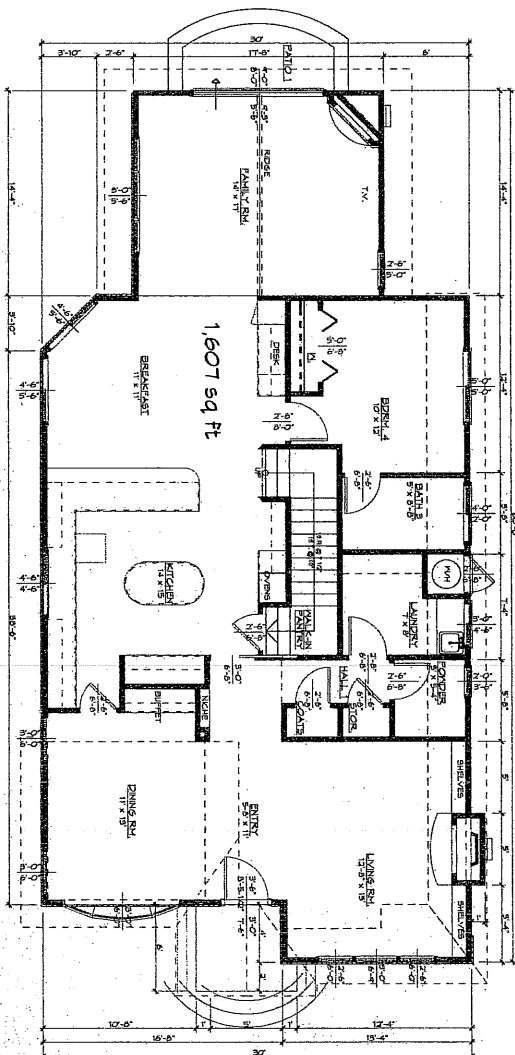
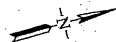
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SCALE 3/16" = 1'



**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**

REVISIONS BY

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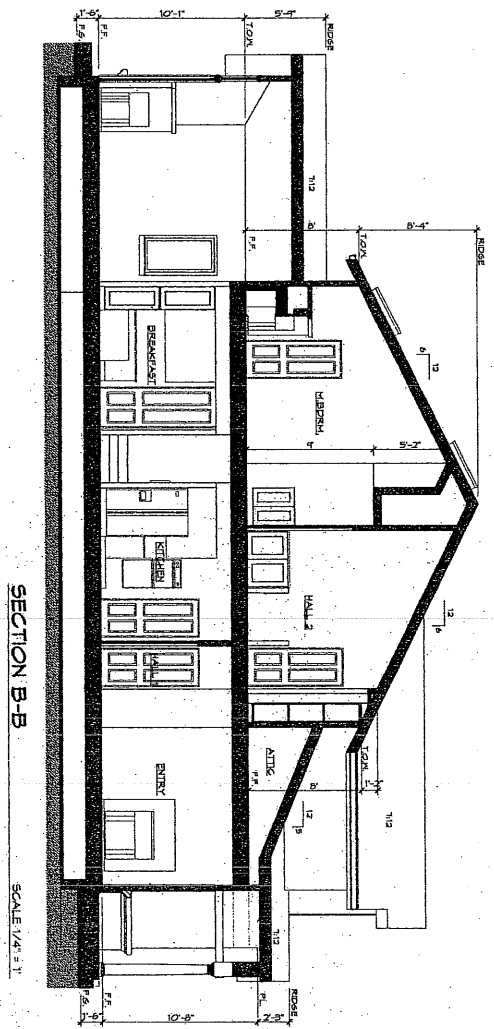
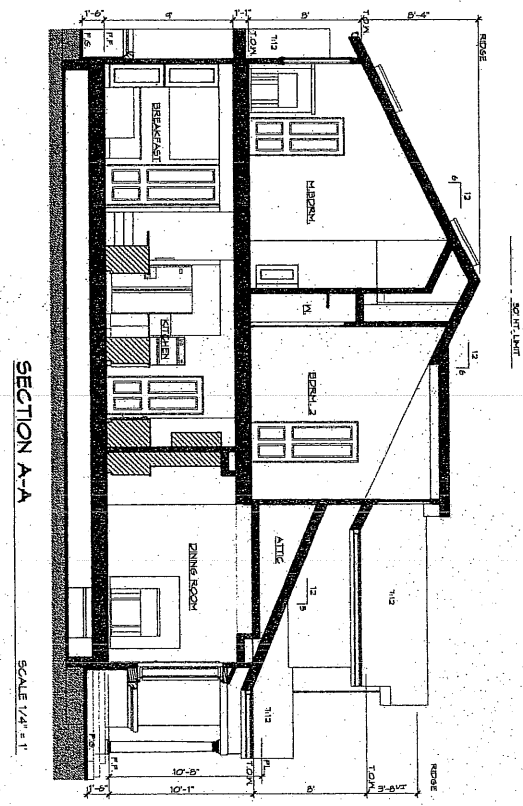
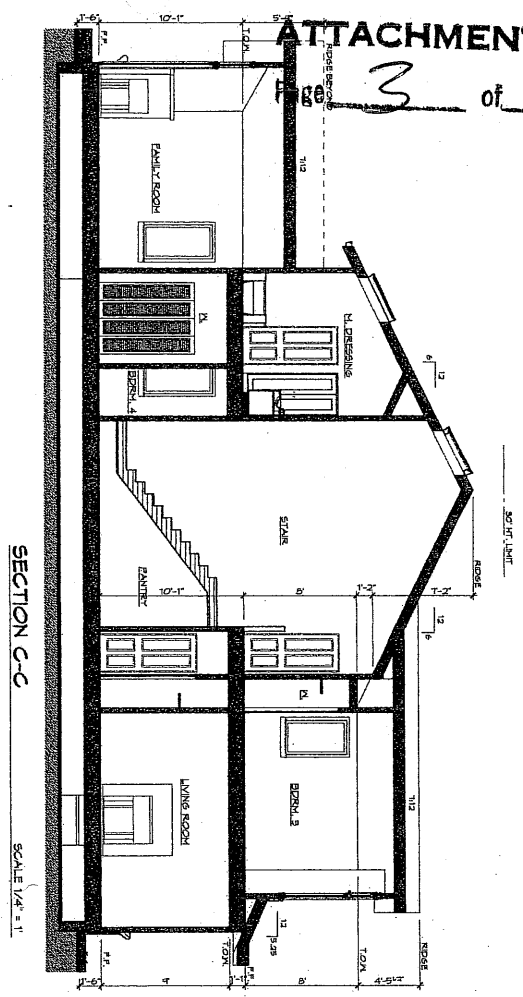
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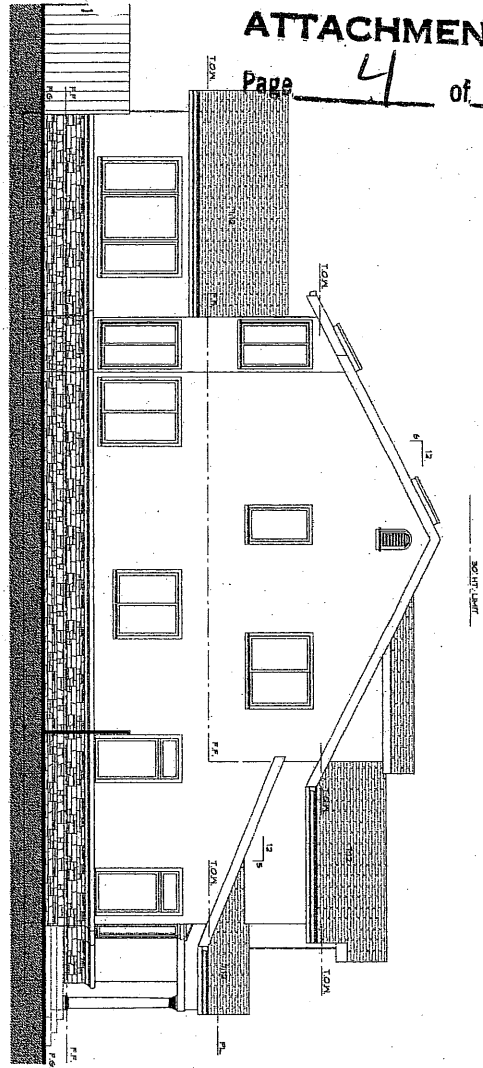
**369 CARROLL STREET**  
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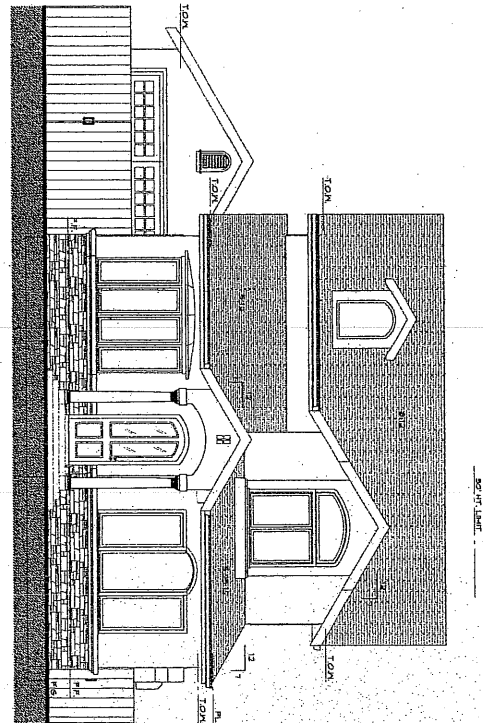
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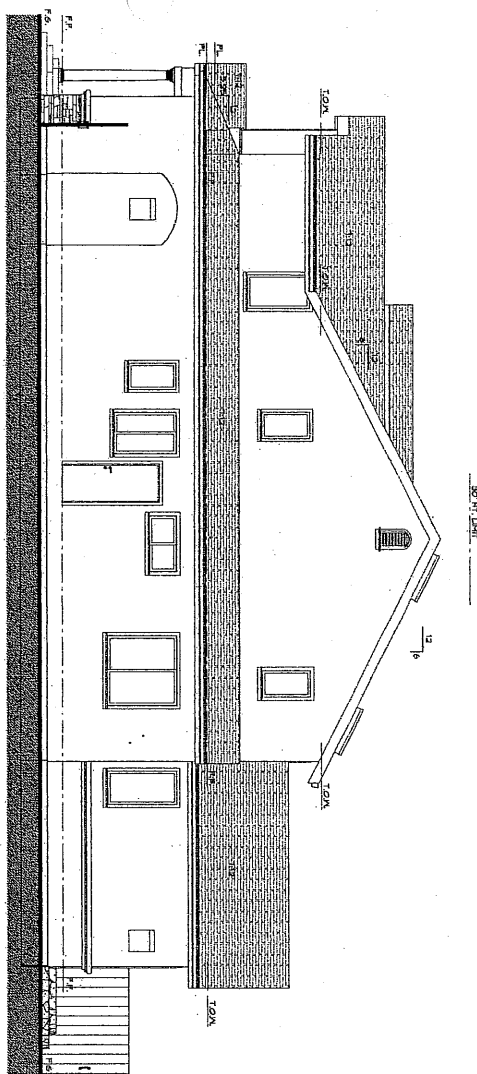
LEFT SIDE ELEVATION

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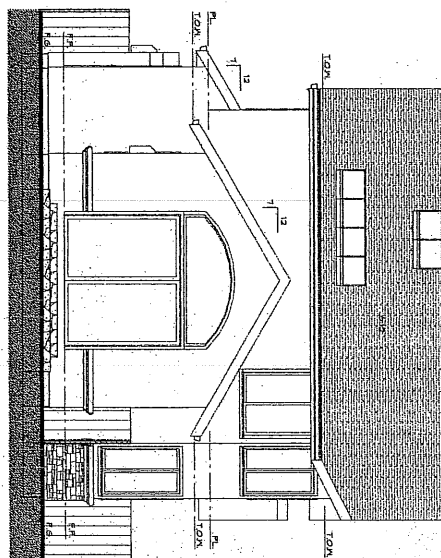
FRONT ELEVATION

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RIGHT SIDE ELEVATION

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REAR ELEVATION

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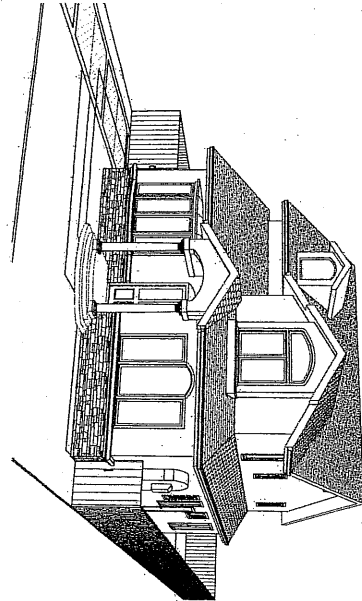
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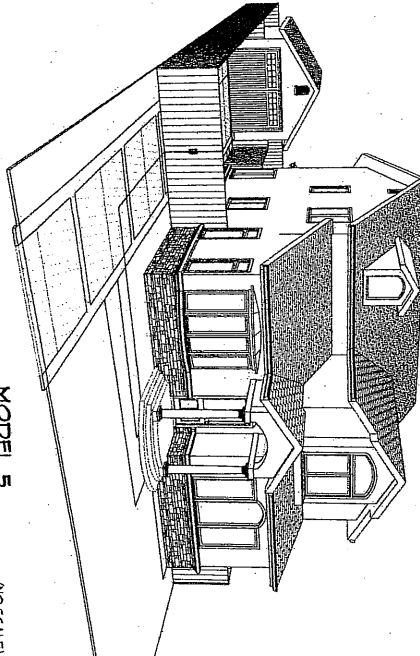
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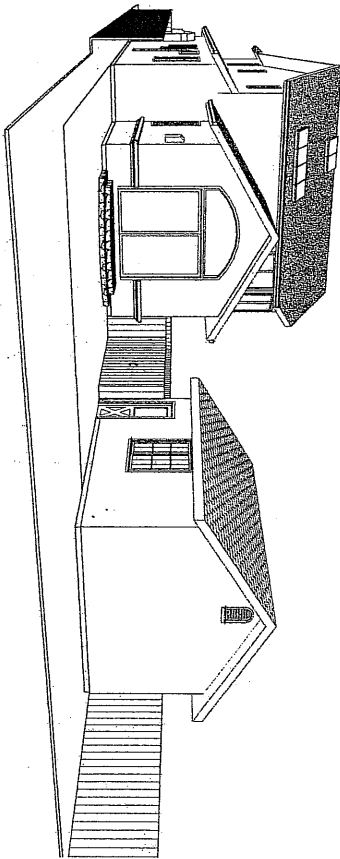
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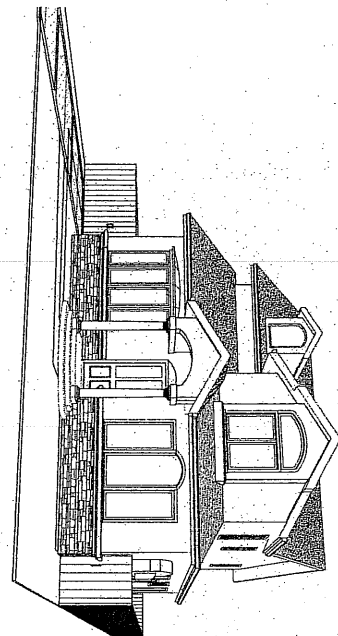
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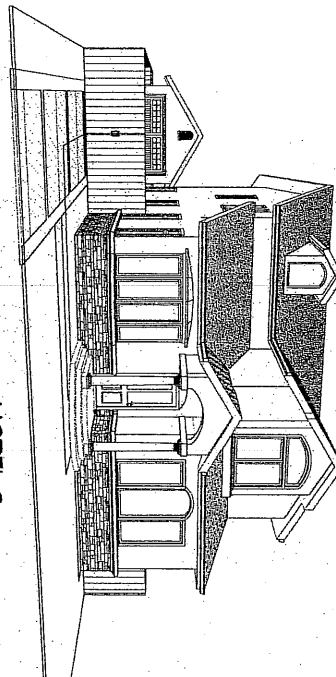
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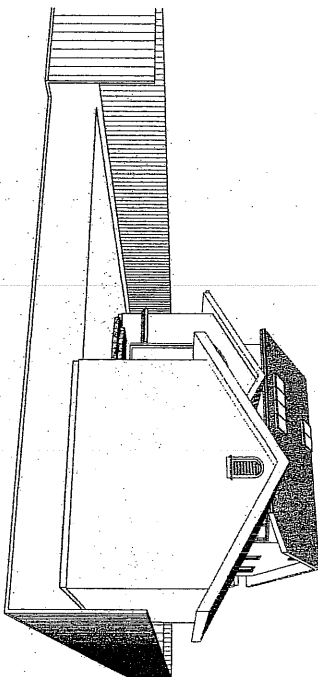
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MODEL 2

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MODEL 3

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